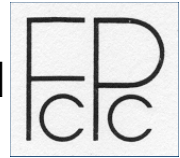




# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday December 11, 2013

APPROVED: \_\_\_\_\_

PAGE 1 OF 3

#### NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

#### Providing Public Testimony

- Any individual who wishes to testify on an agenda item is required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

#### Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: [planningandzoning@frederickcountymd.gov](mailto:planningandzoning@frederickcountymd.gov)

#### TENTATIVE UPCOMING MEETINGS

##### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)

Wednesday – January 8, 2014 @ 9:30 am

##### Contact

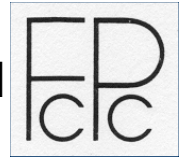
*Planning and Development Review  
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plats, Preliminary and Site plan items*



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday December 11, 2013

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| ITEM | TIME | ACTION REQUESTED |
|------|------|------------------|
|------|------|------------------|

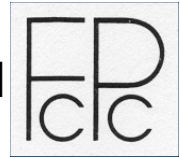
**9:30 A.M.**

1. **MINUTES TO APPROVE** **DECISION**
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
4. **AGRICULTURAL CLUSTER CONCEPT** **DECISION**
  - a) [ADAMSTOWN VILLAGE, Section III, Lots 1-8](#) - The applicant is requesting Concept Plan approval for an 8 lot Agricultural Cluster subdivision on a 65 acre property. Located on the north side of East Basford Road, 2,100 feet east of US 15. Tax Map 102 and 103 / Parcel 01 and 22. Zoned: Agricultural (AG), Planning Region: Adamstown  
File: S678, Concept #13951, FRO #13962  
*Mike Wilkins, Principal Planner*
5. **COMBINED PRELIMINARY / FINAL PLAT** **DECISION**
  - a) [RIVER MEADOW](#) - The Applicant is requesting approval to subdivide one new lot from a 40.72 acre site in a major subdivision. Located on the east side of River View Court, 600 feet south of River meadow Drive. Tax Map 78 / Parcel 447. Zoned: R3 Residential (R3) and Resource Conservation (RC), Planning Region: Frederick  
File: S943, Plat #13725, APFO #13727, FRO #13728  
*Mike Wilkins, Principal Planner*
6. **PRELIMINARY PLAN** **DECISION**
  - a) [VILLAGES OF URBANA-BOXWOOD-M22B](#) - The Applicant is requesting Preliminary Subdivision Plan approval for 92 age-restricted residential townhouse dwellings on a 24.4 acre site. Located between Tabler Road and the northern terminus of Bealls Farm Road in the Villages of Urbana. Tax Map 96 / Parcel 210. Zoned: Planned Unit Development (PUD), Planning Region: Urbana  
File: S1065, Preliminary #13844, APFO #13845, FRO #14037  
*Denis Superczynski, Principal Planner*



# FREDERICK COUNTY PLANNING COMMISSION

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#### 7. SITE PLAN

#### DECISION

- a) [URBANA VILLAGE CENTER, LOT 1 \(FORMER CRACKED CLAW SITE\)](#) - The applicant is requesting Planned Commercial / Industrial Site Development Plan approval for three (3) commercial land uses on a 4.14 acre parcel. Located between Urbana Pike and MD 80, east of MD 355 (Worthington Boulevard) in Urbana. Tax Map 96 / Parcel 59. Zoned: General Commercial (GC), Planning Region: Urbana  
File: SP93-03, Site #13641, APFO #13602, FRO #13457  
*Denis Superczynski, Principal Planner*
- b) [THURMONT COMMUNITY AMBULANCE SERVICE, INC](#) - The applicant is requesting Site Development Plan approval for a proposed 28,600 sq. ft. community ambulance service/activities building with associated pavilions and parking areas – being reviewed as a ‘Community Fire and Rescue Service’ on 21.5 acre site. Located at the southern terminus of Woodland Avenue, adjacent to the Town of Thurmont. Tax Map 25 / Parcel 484. Zoned: Agricultural (AG), Planning Region: Thurmont  
File: SP13-12, Site #13868, APFO #13870, FRO #13871  
*Denis Superczynski, Principal Planner*
- c) [ORCHID CELLAR WINERY](#) - The applicant is requesting Site Development Plan approval for a farm winery tasting room, on a 14.76 acre site. Located along Pete Wiles Road, north of Westchester Court. Tax Map 55 / Parcel 217. Zoned: Agricultural (AG), Planning Region: Middletown  
File: SP13-10, Site #13700, APFO #13701, FRO #13702  
*Tolson DeSa, Principal Planner*
- d) [H&H CONCRETE CONSTRUCTION COMPANY](#) - The applicant is requesting Site Development Plan approval for a 2,400 square foot contractor’s office and two 15,600 square foot buildings for storage of vehicles and equipment, on an 8.02 acre site. Located south of I-70, west of MD 27. Tax Map 90 / Parcel 82. Zoned: Limited Industrial (LI), Planning Region: New Market.  
File: SP13-13, Site #13864, APFO #13866, FRO #13867  
*Tolson DeSa, Principal Planner*
- e) [FREDERICK INDOOR SHOOTING RANGE-MERCER INDUSTRIAL, LOT 2](#) - The applicant is requesting Site Development Plan approval for an Indoor Shooting Range/Club, on a 1.36 acre site. Located along Reich’s Ford Road, across from Vantage Way. Tax Map 77 / Parcel 183. Zoned: General Industrial (GI), Planning Region: Frederick  
File: SP81-05, Site #13921, APFO #13924, FRO #13925  
*Tolson DeSa, Principal Planner*